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Nancy E. Rister
County Clerk, Williamson Co., TX

Notice of Foreclosure Sale

July 13, 2026

Deed of Trust, Security Agreement - Financing Statement ("Deed of Trust"):

Dated:	February 23, 2022
Grantor:	**WASHGUYS 5, LLC**
Trustee:	Marcus Morris
Lender:	First Financial Bank, a Texas state banking association, successor-in-interest to First Financial Bank, N.A.
Recorded in:	Official Public Records of Williamson County, Texas under Instrument No. 2022024297
Secures:	Promissory Notes ("Notes") in the original principal amount of $18,000,000.00 and $11,100,000.00, executed by Grantor and payable to the order of Lender and all other indebtedness of Borrower to Lender. As used herein, the terms Notes and Deed of Trust include all extensions, modifications and amendments thereof.
Property (the "Property"):	The real property, improvements and other property interests and rights described in and mortgaged in the Deed of Trust (collectively defined therein as the "Property"), including without limitation the real property described in the attached **Exhibit "A"**, and all rights and appurtenances thereto
Guaranty:	The Notes and all other indebtedness of Borrower to Lender are guaranteed by guaranties executed by John C. Pappas, Santhosh N. Kumar and SK Ganesh Group LLC in favor of Lender.
Substitute Trustee:	Any of Mark S. Zachary, Jessica Haile, Rachel Rickel and Lauren Coursey
Street and Mailing Address for Substitute Trustees:	400 Pine Street, Suite 800, Abilene, Texas 79601
Foreclosure Sale:	
Date:	August 4, 2026

Time:	The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter**.
Place:	Outside the northeast lower level of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas, or in such other area as designated by the Commissioner's Court of Williamson County, Texas pursuant to Section 51.002 of the Texas Property Code.
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Notes and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Notes, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust, and at purchaser's own risk.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Substitute Trustee:

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Any of **Mark S. Zachary**, **Jessica Haile, Rachel Rickel** and **Lauren Coursey**

Exhibit "A"

Lot 1, Block A, Daystar Subdivision, Section 1 - A Replat of Lot 1, Block A and a Final Plat of Section 3, an Addition to the City of Round Rock, Williamson County, Texas, according to the map or plat thereof recorded in Cabinet GG, Slide 121, of the Plat Records of Williamson County, Texas.